

The 1960 U. S. Census showed that Biscoe's population of 1,053 was housed in 298 dwelling units, giving a population density of 3.5 persons per dwelling unit. There were also 12 vacant dwellings. If this same density of population is maintained in 1990, when Biscoe's population is expected to be 1,370, then 91 new dwelling units will be needed to take care of the 317 increase in population between 1960 and 1990.

In the land use survey completed in January, 1969, 338 occupied and 12 vacant dwellings were counted, indicating an increase of 40 units in the housing supply since 1960. Therefore, 51 more will be needed by 1990 just for the additional population expected.

Four other factors will require additional increases in the housing supply. First, the 24 dilapidated dwellings revealed by the above survey should be demolished just as soon as adequate housing for the occupants can be provided. Second, by 1990 at least half of the 123 deteriorated dwellings in Biscoe will have reached the point that they are no longer fit for human habitation and thus will need to be demolished and replaced. Third, some dwellings will be lost as a result of fire and storms. Fourth, a number of dwellings will disappear from the available supply through purchasing and/or destruction to make room for expansion of commercial and industrial uses and street improvements. These four factors will necessitate the addition of about 140 more new dwelling units.

With the increase in population in the one mile fringe area and the application of the same four factors above, about 75 new dwelling units will be required in the one mile fringe area. Therefore, for the entire Biscoe Planning Area, the total anticipated number of new dwelling units needed by 1990 is 266.

In delineating areas for residential development, the following planning principles served as guidelines:

1. Utilize rolling terrain for residential purposes, but prohibit construction of dwellings in drainageways and areas subject to flooding.